

044.A

0006

0092.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

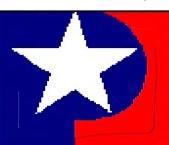
532,000 / 532,000

USE VALUE:

532,000 / 532,000

ASSESSED:

532,000 / 532,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
92-94		BEACON ST, ARLINGTON

OWNERSHIP

Owner 1:	ANDERSON MICHAEL G	Unit #:	92
Owner 2:			
Owner 3:			

Street 1: 92 BEACON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	GARABEDIAN ELIZABETH -
Owner 2:	-

Street 1: 92-94 BEACON STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1225 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7326																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	532,000			532,000		
							316720
							GIS Ref
							GIS Ref
							Insp Date
							01/13/15

PREVIOUS ASSESSMENT								Parcel ID	044.A-0006-0092.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	524,000	0	.	.	524,000	524,000	Year End Roll	12/18/2019		
2019	102	FV	525,900	0	.	.	525,900	525,900	Year End Roll	1/3/2019		
2018	102	FV	387,100	0	.	.	387,100	387,100	Year End Roll	12/20/2017		
2017	102	FV	352,600	0	.	.	352,600	352,600	Year End Roll	1/3/2017		
2016	102	FV	352,600	0	.	.	352,600	352,600	Year End	1/4/2016		

SALES INFORMATION

TAX DISTRICT		PAT ACCT.		PRINT							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Time
GARABEDIAN ELIZ	70146-87		10/27/2017		630,000	No	No			12/11/20	05:44:17
GARABEDIAN ELIZ	63593-121		5/9/2014	Family		1	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/13/2015										Measured	PC	PHIL C
1/13/2015										NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																		
Sty Ht: 1A - 1 Sty +Attic				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1													
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Fpl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C - Average				CONDOS INFORMATION				Lvl 2															
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct: G16	Fact: .			Floor: 2 - 2nd Floor				Totals	RMS: 7	BRs: 3	Baths: 1	HB											
Const Mod:				% Own: 55.000000000				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL											
INTERIOR INFORMATION				Phys Cond: GD - Good	18.	%		Interior:	1	7	3												
Avg Ht/FL: STD				Functional:				Additions:															
Prim Int Wall: 2 - Plaster				Economic:				Kitchen:															
Sec Int Wall:		%		Special:				Baths:															
Partition: T - Typical				Override:				Plumbing:															
Prim Floors: 3 - Hardwood				Total: 18.6 %				Electric:															
Sec Floors: 6 - Ceramic Tile	20%			CALC SUMMARY				Heating:															
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 295.00				General:															
Subfloor:				Size Adj.: 1.35000002				COMPARABLE SALES				SUB AREA											
Bsmnt Gar:				Const Adj.: 0.99186128				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL					
Electric: 3 - Typical				Adj \$ / SQ: 395.009									GLA	Gross Liv Ar	1,225	395.010	483,886	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Insulation: 2 - Typical				Other Features: 60715																			
Int vs Ext: S				Grade Factor: 1.00																			
Heat Fuel: 1 - Oil				NBHD Inf: 1.20000005																			
Heat Type: 3 - Forced H/W				NBHD Mod:																			
# Heat Sys: 1				LUC Factor: 1.00																			
% Heated: 100	% AC: 50			Adj Total: 653521																			
Solar HW: NO	Central Vac: NO			Depreciation: 121555																			
% Com Wall	% Sprinkled:			Depreciated Total: 531966																			
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																	
Make:																							
Model:																							
Serial #:																							
Year:																							
Color:																							
SPEC FEATURES/YARD ITEMS				PARCEL ID 044.A-0006-0092.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc					
More: N				Total Yard Items:				Total Special Features:				Total:											